

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		EPPING ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	O MAHONEY BRENDAN				
Owner 2:					
Owner 3:					
Street 1:	39 EPPING ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	TEDESCO CAROLE ANNE/TRUSTEE -		
Owner 2:	39 EPPING ST TRUST -		
Street 1:	39 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 12,839 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3440 Square Feet, with 1 Unit, 2 Baths. 0 3/4 Bath. 1 HalfBath. 9 Rooms. and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.29474	Total SF/SM:	12839	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	563.621	Spl Credit	Total:	563.600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12839.000	683,500	10,500	563,600	1,257,600
Total Card	0.295	683,500	10,500	563,600	1,257,600
Total Parcel	0.295	683,500	10,500	563,600	1,257,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.58	/Parcel: 365.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	683,500	10500	12,839.	563,600	1,257,600	1,257,600	Year End Roll	12/18/2019
2019	101	FV	525,800	10800	12,839.	571,700	1,108,300	1,108,300	Year End Roll	1/3/2019
2018	101	FV	525,800	10800	12,839.	426,700	963,300	963,300	Year End Roll	12/20/2017
2017	101	FV	525,800	10800	12,839.	386,500	923,100	923,100	Year End Roll	1/3/2017
2016	101	FV	525,800	10800	12,839.	370,400	907,000	907,000	Year End	1/4/2016
2015	101	FV	163,300	11000	12,839.	314,000	488,300	488,300	Year End Roll	12/11/2014
2014	101	FV	163,300	11000	12,839.	297,900	472,200	472,200	Year End Roll	12/16/2013
2013	101	FV	163,300	11000	12,839.	283,400	457,700	457,700		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2016	Measured	DGM	D Mann
4/6/2015	Meas/Inspect	PC	PHIL C
4/28/2009	Measured	372	PATRIOT
1/26/2000	Meas/Inspect	276	PATRIOT
8/5/1993		MF	

Sign:
VERIFICATION OF VISIT NOT DATA
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[illegible]

563,621	Spl Credit		Total:	563,600
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apro

Database: AssessPro - FY2021

2021

